



City of Port Moody

Report/Recommendation to Council

Date: January 9, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Development Approval – 2804-2808 St. George Street (JY Architecture Inc.)

Purpose

To present for Council consideration:

1. the adoption of the Zoning Amendment Bylaw No. 3410 (**Attachment 1**) to rezone the subject property from Semi-Detached Residential (RT) and Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4); and
2. authorization of Development Permit No. DP000053 (**Attachment 2**) for Form and Character and Hazardous Lands.

If approved, this would allow for an eleven-unit stacked townhouse development on the subject property.

Recommended Resolutions

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 81, 2023, No. 3410 (2804/2806 and 2808 St. George Street) (RM4) be now adopted as recommended in the report dated January 9, 2024, from the Community Development Department – Development Planning Division regarding Development Approval 2804-2808 St. George Street (JY Architecture Inc.);

AND THAT Development Permit No. DP000053 be authorized for issuance;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

On June 13, 2023, Council gave first and second readings to Zoning Amendment Bylaw No. 3410 (**Attachment 1**) to facilitate a stacked townhouse development on the site. Following a Public Hearing held on July 4, 2023, third reading was given. Draft Development Permit No. DP000053 (**Attachment 2**) includes components to address form and character of the proposed development. An Application Fact Sheet is included as **Attachment 3**.

Discussion

Property Description:

The development site consists of two residential lots located on St. George Street, east of Moody Street and is approximately 1,611m² (17,344ft²) in size. The location map is included as **Attachment 4**. The site gently slopes downwards from south to north with an elevation change of approximately 2m (6.6ft) and is currently developed with a single-family home and a duplex.

Official Community Plan (OCP) and Zoning:

The OCP designates the subject lands for Multi-Family Residential uses up to a maximum of three storeys in height (**Attachment 5**). The proposal of a three-storey townhouse development is consistent with the OCP. The site is located within Development Permit Area 2 (DPA2): Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of flooding and soil liquefaction.

Zoning

The subject properties are presently zoned Single Detached Residential (RS1) and Semi-Detached Residential (RT). A zoning map is included as **Attachment 6**.

Neighbourhood Context:

The surrounding context is varied and in transition:

- West: An aging single-family residence constructed in 1940.
- East: A single-family home which was constructed in 2011.
- North: Entire block of St. Johns Street remains zoned as RS1 and occupied by homes more than 65 years old, except for the most western lot on the block, which is zoned General Commercial (C3).
- South: New Townhouse development (43-unit, three-storey townhouses with private garages at grade and restored Johnston House heritage home).

Development Proposal Description:

The current proposal consists of a three-storey, eleven-unit stacked townhouse development containing:

- seven three-bedroom units ranging between 127m² (1,370ft²) to 135m² (1,449ft²) in size;
- Two three-bedroom + den units 127m² (1,367ft²) in size;
- Two four-bedroom units 139m² (1,492ft²) in size;
- a floor area ratio (FAR) of 0.89;
- Central laneway internal to the site and accessed by a single driveway off St. Andrews Street;
- 24 parking spaces (includes 2 visitor spaces);
- Community garden; and
- Visitor bike parking.

Rezoning

The proposal requires the rezoning of the site from Semi-Detached Residential (RT) and Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4). Rezoning Bylaw No. 3410 is included as **Attachment 1**.

Development Permit Area 2 – Form and Character

Architectural and Landscape Plans are included as **Attachment 7** and **Attachment 8**. The project has been reviewed against the applicable Development Permit Area 2: Neighbourhood Residential design guidelines, which regulate the form and character of multi-family residential developments. In this case, the architectural style is consistent with traditional character of the area, uses an earth tone colour scheme, and matches the style of other townhouses and stacked townhouse developments within the vicinity.

Development Permit Area 5 – Hazardous Lands

The property is also located in DPA5 - Hazardous Lands - due to the potential for earthquake soil liquefaction. Through the submitted geotechnical studies, it has been deemed that the land is safe for the intended use.

Variances to Zoning Bylaw

The following variances are included as part of the Development Permit to facilitate the proposal:

- Tandem parking from 50% to 64%;
- Increase in lot coverage from 40% to 42%; and
- Allow outdoor amenity space to be located within the development setback area.

Affordable Housing

The development proposal is exempt from Port Moody's Inclusionary Zoning – Affordable Rental Units Policy as a density of less than 2.0 FAR is being proposed.

Tree Retention

The arborist report notes that there are 11 trees on site and, of those trees, two are proposed for retention. A covenant is registered on title to protect the two trees. An arborist report is included as **Attachment 9**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 10**. Although the score is low relative to other projects, it is noted that for small projects with a confined lot area, it is difficult to achieve high scores due to many challenges in the design and economics of the development. In addition, the proposal allows for three- and four-bedroom ground-oriented townhouse units, which is positive as it fills the gap for “missing middle” housing in the housing spectrum.

Step Code Policy

Port Moody's BC Energy Step Code Rezoning Applications Policy encourages a higher level of Step Code for developments that go through the rezoning process than what the Building Bylaw requires. The applicant engaged Ecosteps Energy Ltd. to work at the design and construction phases to ensure that each dwelling meets the required Step Code 4 levels.

Other Options

That Development Permit No. DP000053 be revised to address the following:

- list items.

Financial Implications

Community Amenity Contributions (CACs)

Based on the proposed development, the contribution would be \$48,000 after eligible credits for the existing homes. Of that total, \$16,000 would be directed to the Affordable Housing Reserve Fund, and \$32,000 would go towards general community amenities.

Public Art Contribution

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. The applicant has indicated that construction costs for this project are projected to be approximately \$2,800,000, which would provide an estimated contribution of \$14,000 to the Public Art Reserve Fund.

Communications and Public Engagement Initiatives

Developer Consultation

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, an opportunity for input from the general public and specific stakeholder groups was provided at the community information meeting held on May 31, 2023, at the Black Sugar Coffee House from 6:00pm to 8:00pm. Approximately 10 members of the public attended the community information meeting, and the comments were generally positive towards the proposal. The applicant's Community Information Meeting Summary Report is included as **Attachment 11**.

Engage Port Moody

As indicated in the Engage Port Moody Summary Report (**Attachment 12**), a total of five comments were received up to June 1, 2023. Of those comments, two were supportive, two were opposed and one had a mixed reaction to the proposal.

The comments in favour centred around: the family-friendly units, and alignment with the OCP.

Issues of concerns identified include too many units and the lack of livability, lack of commercial space for the residents, too small of a playground area, and the lack of tree retention/replanting.

Council Strategic Plan Goals

The proposal is consistent with the goals of Council's 2023-2026 Strategic Plan related to Healthy Community Development by prioritizing diverse housing options.

Attachments

1. Draft Zoning Amendment Bylaw No. 3410.
2. Draft Development Permit No. DP000053.
3. Application Fact Sheet.
4. Location Map – 2804-4808 St. George Street.
5. OCP Designations Map – 2804-4808 St. George Street.
6. Zoning Map – 2804-4808 St George Street.
7. Architectural Plans – 2804-4808 St. George Street.
8. Landscape Plans – 2804-4808 St. George Street.
9. Arborist Report – 2804-4808 St George Street.
10. Sustainability Report Card – 2804-4808 St. George Street.
11. Community Information Meeting Summary Report – 2804-4808 St. George Street.
12. Engage Port Moody Summary Report – 2804-4808 St. George Street.

Report Author

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Development Planner

Report Approval Details

Document Title:	Development Approval – 2804-2808 St. George Street (JY Architecture Inc.).docx
Attachments:	- Attachment 1 - Draft Zoning Amendment Bylaw No. 3410.pdf - Attachment 2 - Draft Development Permit No. DP000053 - 2804-2808 St. George Street.pdf - Attachment 3 - Application Fact Sheet - 2804-2808 St. George Street.pdf - Attachment 4 - Location Map - 2804-2808 St. George Street.pdf - Attachment 5 - OCP Land Use Designation Map - 2804-2808 St. George Street.pdf - Attachment 6 - Zoning Map - 2804-2808 St. George Street.pdf - Attachment 7 - Architectural Plans - 2804-2808 St. George Street.pdf - Attachment 8 -Landscape Plans - 2804-2808 St. George Street.pdf - Attachment 9 - Arborist Report - 2804-2808 St. George Street.pdf - Attachment 10 - Sustainability Report Card - 2804-2808 St. George Street.pdf - Attachment 11 - Community Information Meeting Summary Report - 2804-2808 St. George Street.pdf - Attachment 12 - Engage Port Moody Summary Report - 2804-2808 St. George Street.pdf
Final Approval Date:	Dec 21, 2023

This report and all of its attachments were approved and signed as outlined below:

Wesley Woo, Assistant Manager of Planning, for Michael Olubiyi, Manager of Development Planning - Dec 20, 2023

Joji Kumagai, Manager of Economic Development, for Kate Zanon, General Manager of Community Development - Dec 20, 2023

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 20, 2023

Lindsay Todd, Manager of Communications and Engagement - Dec 20, 2023

Paul Rockwood, General Manager of Finance and Technology - Dec 21, 2023

Tim Savoie, City Manager - Dec 21, 2023